

179.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

603,900 / 603,900

USE VALUE:

603,900 / 603,900

ASSESSED:

603,900 / 603,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
193		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 193 SYLVIA ST LLC	
Owner 2:	
Owner 3:	

Street 1: 47 SWAN RD	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 01890	Type:
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PREVIOUS OWNER

Owner 1: ABAR COLETTA E/ESTATE -	
Owner 2: -	

Street 1: 193 SYLVIA ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

SALES INFORMATION	TAX DISTRICT	Parcel ID
		179.0-0002-0018.0

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1306 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Sewer	
Electri	

Census:	Exempt
Flood Haz:	

Topo	1	Level
Street		

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5000	Sq. Ft.	Site	0	70.	1.14	6										399,000						399,000	

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 399,000 Spl Credit

Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type:	5 - Cape			Full Bath:	1	Rating:	Average	OF=BMT SINK.																
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																		
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	4 - Vinyl			A HBth:		Rating:																		
Sec Wall:				OthrFix:	1	Rating:	Average																	
Roof Struct:	1 - Gable			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1																
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Frl:		Rating:		Other																
GENERAL INFORMATION				WSFlue:		Rating:		Upper																
Grade:	C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt:	1954	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:		Alt %:			Total Units:				Lower															
Jurisdct:		Fact: .			Floor:				Totals	RMs:	5	BRs:	2	Baths:	1	HB								
Const Mod:				% Own:	REMODELING				RES BREAKDOWN															
Lump Sum Adj:				Name:	Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION				Functional:		1	5	2	M															
Avg Ht/FL:	STD			Economic:																				
Prim Int Wal	1 - Drywall				Special:																			
Sec Int Wall:		%			Override:																			
Partition:	T - Typical				Total:	26.4	%																	
Prim Floors:	3 - Hardwood				DEPRECIATION																			
Sec Floors:	4 - Carpet	25 %			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL											
Bsmnt Flr:	12 - Concrete				Functional:				Interior:	1	5	2	M											
Subfloor:				Economic:				Additions:																
Bsmnt Gar:				Special:				Kitchen:																
Electric:	3 - Typical				Override:			Baths:																
Insulation:	2 - Typical				Total:	26.4	%	Plumbing:																
Int vs Ext:	S				CALC SUMMARY				Electric:															
Heat Fuel:	2 - Gas				Basic \$ / SQ:	110.00	COMPARABLE SALES				Heating:													
Heat Type:	3 - Forced H/W				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	Totals	1	5	2									
# Heat Sys:	1				Const Adj.:	0.99742496																		
% Heated:	100	% AC: 100			Adj \$ / SQ:	148.118																		
Solar HW:	NO	Central Vac: NO			Other Features:	60959																		
% Com Wal		% Sprinkled			Grade Factor:	1.00																		
					NBHD Inf:	1.00000000																		
					NBHD Mod:																			
					LUC Factor:	1.00																		
					Adj Total:	278349																		
					Depreciation:	73484																		
					Depreciated Total:	204865																		
					WtAv\$/SQ:																			
					AvRate:																			
					Ind.Val:																			
					Juris. Factor:																			
					Special Features:	0																		
					Final Total:	204900																		
					Val/Su Net:	84.95																		
					Val/Su SzAd:	152.46																		
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:				
SPEC FEATURES/YARD ITEMS																PARCEL ID 179.0-0002-0018.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
2	Frame Shed	D	Y	1	6X8	A	AV	1998		0.00	T	16.8	101											
More: N				Total Yard Items:				Total Special Features:				Total:												